



June 12, 2006

Mr. Gary Leobold, AICP
Planning & Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Subject: Pardee Homes of Nevada TC 44/50 #1
Review of Condition for SDR 12103

Dear Gary:

On behalf of our client, Pardee Homes of Nevada, we respectfully request review and approval of the attached application for a Review of Condition. This application encompasses APN # 125-19-502-001 & 002, and 125-19-501-006 through 008. The site is generally located at the southeast corner of Elkhorn Road and Tee Pee Lane, and consists of approximately 20.14 acres. A total of 116 single-family homes are planned for this site, resulting in a density of 5.76 dwelling units per acre.

SDR-12103 was approved by City Council on May 17, 2006. It has come to our attention that condition number nine does not accurately describe the front setback as is depicted on the site plan that was approved by City Council.

The condition reads "The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from the back of the pedestrian access easement, five feet on the side, ten feet on the corner side, and 10 feet in the rear". We respectfully request this condition be modified to read "The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from the back of curb, five feet on the side, ten feet on the corner side, and 10 feet in the rear."

sidewalk *10'*
The measurement of this front setback describes the setback as depicted on the approved site plan. The setback measurement and street section from property line to structure and street section s typical of those previously approved for similar projects within Town Center.

We anticipate this item be heard by City Council July 19, 2006, as the corresponding Tentative Map is planned for submittal to be heard on the July 27th Planning Commission agenda. It is our understanding that this Review of condition does not require a hearing before the Planning Commission.

Please contact our office if you have any questions or if you require further information. Thank you for your consideration of this matter.

Very truly yours,

Barbara Baird
Barbara Baird

Cc: D. Hale, PH
R. Keetch, PH
T. Steadham, SHG
J. Lazovich, KKBR

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